

Wylie Planning and Zoning Commission Regular Meeting

November 07, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Meeting minutes from October 17, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of 544 Gateway Addition, Lot 6R, Block A, being an Amended Plat of Lot 6, Block A of 544 Gateway Addition, establishing one commercial lot on 3.00 acres, located at 607 Commerce Drive.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Hwy 78 & Brown Addition, Lots 1-7, Block A, establishing six commercial lots and one open space lot on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Hwy 78 & Brown Addition, Lots 1-7, Block A, creating six commercial lots and one open space lot on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street.
- E. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Texas Collision Addition Lot 1, Block A, establishing one commercial lot on 1.985 acres, located at 401 S Westgate Way.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Texas Collision Addition for the development of an automobile repair major use on 1.985 acres, located at 401 S Westgate Way.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on November 3, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, minutes from the October 17, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 17, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 p.m. In attendance were Chair Joshua Butler, Vice-Chair Jacques Loraine, Commissioner Keith Scruggs, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Administrative Assistant Lillian Baker. Absent was Commissioner Joe Chandler.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was performed by Chair Butler and the Pledge of Allegiance was led by Vice-Chair Loraine.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commission

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon Minutes from the October 3, 2023 Regular meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1-5X, Block A of Wylie Lake Townhomes Phase II, establishing four single-family attached and one open space lot on 0.937 acres. Property generally located north of 1924 Spencer Lane.

Board Action on Consent Agenda

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve the Consent Agenda as presented. A vote was taken and carried 6 – 0.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use

Permit (CC-SUP) on 0.4496 acres to allow for Automobile Repair Minor use. Property located at 403 S State Highway 78 (ZC 2023-17).

Board Discussion on Regular Agenda

Sr. Planner Molina presented an overview of the submittal for the Special Use Permit (SUP). Clarification was provided on the number of parking spaces. The previous location was a vape shop that is being sold for an automobile repair shop. The use is for minor repairs, such as tire and oil changes and other quick services. The use will not be for major repair.

Applicant Don Montgomery was present and stated that he was the owner of the property and prior to the vape shop, it was used as an auto repair shop/store and he has maintained the property since then and that the shop is a “clean operation.” The Commission discussed and clarified that no overnight storage of vehicles in the parking lot would be permitted.

Chair Butler opened a Public Hearing at 6:07 p.m. None approached the Commission. Chair Butler closed the Public Hearing at 6:08 p.m.

Board Action on Regular Agenda

A motion was made by Chair Butler and seconded by Commissioner Gouge to recommend approval with a change to the submittal that no overnight storage is permitted. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Vice Chair Loraine and seconded by Commissioner Gouge to adjourn. A vote was taken and carried 6 – 0. The meeting was adjourned by Chair Butler at 6:14 p.m.

Joshua Butler – Chair

ATTEST

Lillian Baker - Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of 544 Gateway Addition, Lot 6R, Block A, being an Amended Plat of Lot 6, Block A of 544 Gateway Addition, establishing one commercial lot on 3.00 acres, located at 607 Commerce Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

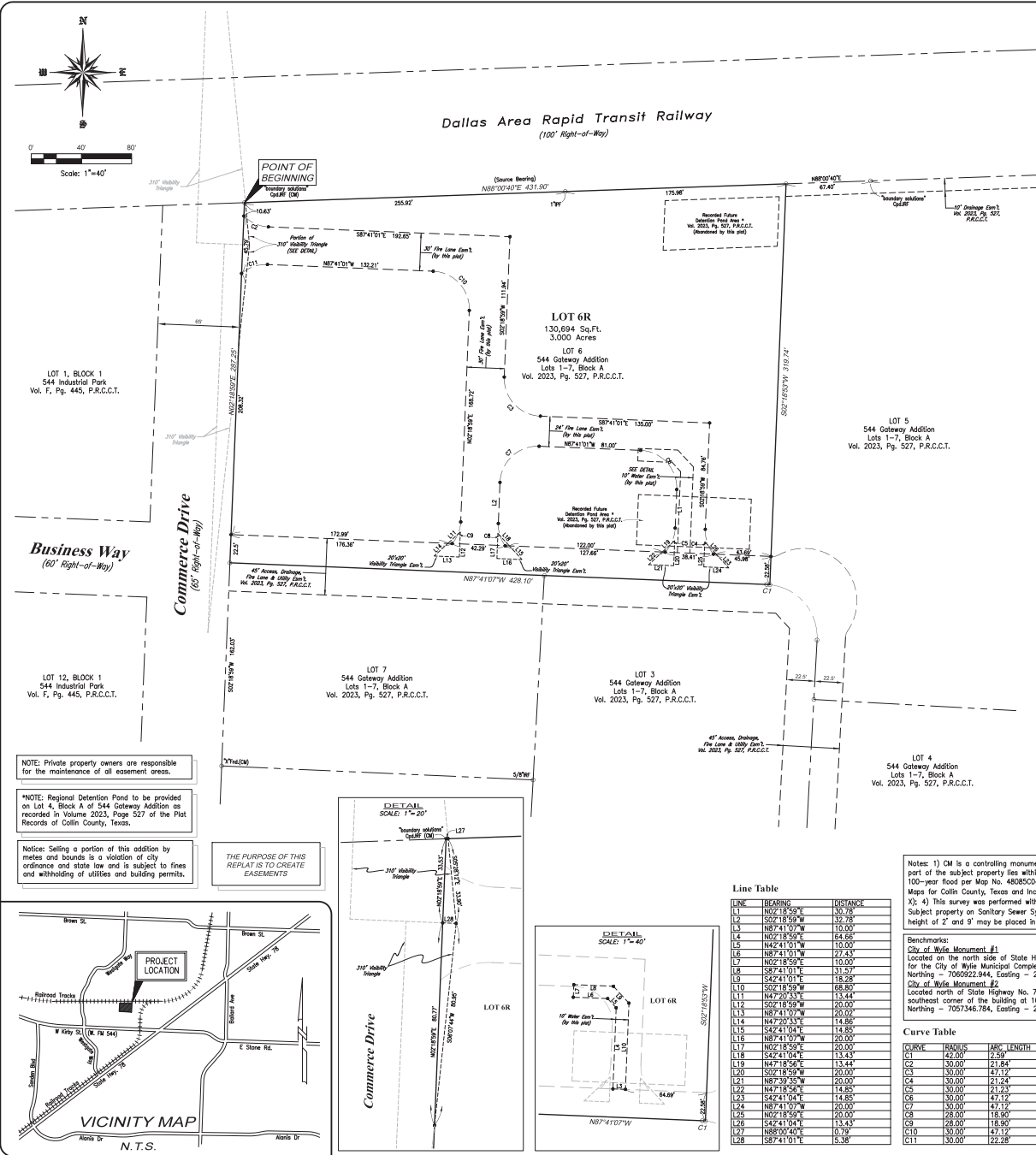
APPLICANT: Roome Land Surveying

The applicant has submitted an Amended Plat to create Lot 6R, Block A of 544 Gateway Addition. The property is located at 607 Commerce Drive. A final plat was approved in February, 2023. The purpose of this amended plat is to dedicate access and utility easements for the development of a lumber yard. The proposed use is allowed by Planned Development Ordinance 2023-13.

Access to the site is provided by two driveways that connect to Commerce Drive and to the adjacent property to the south which leads to FM 544.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



OWNER'S DEDICATION & ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Wylie Economic Development Corporation, owner, does hereby adopt this plat designating the herein above described property as Amending Plat of 544 Gateway Addition Lot 6R, Block A, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utilities entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

WITNESS MY HAND, this ____ day of _____, 2023.

Wylie Economic Development Corporation

BY:

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for
the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas

Date

ACCEPTED

Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Amending Plat of 544 Gateway Addition Lot 6R, Block A, is a subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2023, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____, A.D., 2023.

City Secretary
City of Wylie, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Economic Development Corporation, is the owner of a tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the E.C. Davidson Survey, Abstract No. 266, being all of Lot 6 of 544 Gateway Addition Lots 1-7, Block A, as recorded in Volume 2023, Page 527 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Boundary Solutions" capped iron rod found at the intersection of the east right-of-way line of Commerce Drive (65' right-of-way) with the south right-of-way line of a Dallas Area Rapid Transit Railway (100' right-of-way), marking the northeast corner of Lot 6 and the northwest corner of the herein described premises;

THENCE with the south right-of-way line of a Dallas Area Rapid Transit Railway and the north line of Lot 6, North 89°00'40" East (basis of bearings), passing at 255.92 feet a 1" iron pipe found, and continuing for a total distance of 431.90 feet to a point marking the northwest corner of Lot 5 of said 544 Gateway Addition, the northeast corner of Lot 6 and said premises;

THENCE with the west line of Lot 5 and the east line of Lot 6, South 02°18'53" West, 319.74 feet to a point in the north line of Lot 3 of said 544 Gateway Addition, marking the westerly most southwest corner of Lot 5, the southeast corner of Lot 6 and said addition;

THENCE with the north line of Lot 3 of said addition, the north line of Lot 7 of said 544 Gateway Addition, and the south line of Lot 6 as follows: northwesterly along a curve to the left having a central angle of 03°15'52", for an arc distance of 2.59 feet, with a radius of 42.00 feet (chord = North 82°55'11" West, 2.59 feet) to a point marking the east of said curve; North 87°41'07" West, 428.10 feet to a point in the east right-of-way line of Commerce Drive, marking the northwest corner of Lot 7 of said addition, the southwest corner of Lot 6 and said addition;

THENCE with the east right-of-way line of Commerce Drive and the west line of Lot 6, North 02°18'53" East, 287.25 feet to the place of beginning and containing 130,694 square feet or 3,000 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. E. Bendermeyer, Jr., do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

Dated this ____ day of _____, 2023.

NOT FOR RECORDING

F. E. Bendermeyer, Jr.,
Registered Professional Land
Surveyor No. 4051



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared F. E. Bendermeyer, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for
the State of Texas

Notes: 1) CM is a controlling monument. 2) Bearings based on GPS North. 3) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map No. 480850420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X); 4) This survey was performed without the benefit of a Title Commitment. 5) Subject property on Sanitary Sewer System. 6) No apportionment between the height of 2' and 9' may be placed in the visibility triangles.

Benchmarks:
City of Wylie Monument #1
Located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North
Northing = 7060922.944, Easting = 2576974.968, Elevation 530.294
City of Wylie Monument #2
Located north of State Highway No. 78 and west of South Ballard Street near the southeast corner of the building at 104 South Ballard Street
Northing = 7057346.784, Easting = 2569521.039, Elevation 550.238

Curve Table

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 12.50 | 2.37 | 12.50 | N 23°15'00" E | 23°15'00" |
| C2 | 30.00 | 21.84 | 21.38 | S 65°59'25" E | 61°42'59" |
| C3 | 30.00 | 47.12 | 42.43 | S 42°41'01" W | 90°00'00" |
| C4 | 30.00 | 21.24 | 20.80 | S 17°58'10" W | 40°34'18" |
| C5 | 30.00 | 21.23 | 20.79 | N 22°35'10" E | 40°32'26" |
| C6 | 30.00 | 47.12 | 42.43 | N 42°41'01" W | 90°00'00" |
| C7 | 30.00 | 47.12 | 42.43 | S 47°18'59" W | 90°00'00" |
| C8 | 28.00 | 18.90 | 18.55 | S 71°01'00" E | 38°41'01" |
| C9 | 34.24 | 18.90 | 18.55 | N 61°39'24" E | 38°40'51" |
| C10 | 30.00 | 47.12 | 42.43 | N 42°41'01" W | 90°00'00" |
| C11 | 30.00 | 22.28 | 21.77 | S 71°02'30" W | 42°32'57" |

Legend
Capped Iron Rod Found
Roome Land Survey
Collin County Map Records
Collin County Line Records
Controlling Monument
Wylie Economic Development Corporation

Owner:
Wylie Economic Development Corporation
2500 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372 / Fax (972) 423-7523
www.wylieeconomic.org / Firm No. 10013100

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bendermeyer

Revised: 10/27/2023 P:\C\202104\A2683538.DWG
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Hwy 78 & Brown Addition, Lots 1-7, Block A, establishing six commercial lots and one open space lot on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Roome Land Surveying

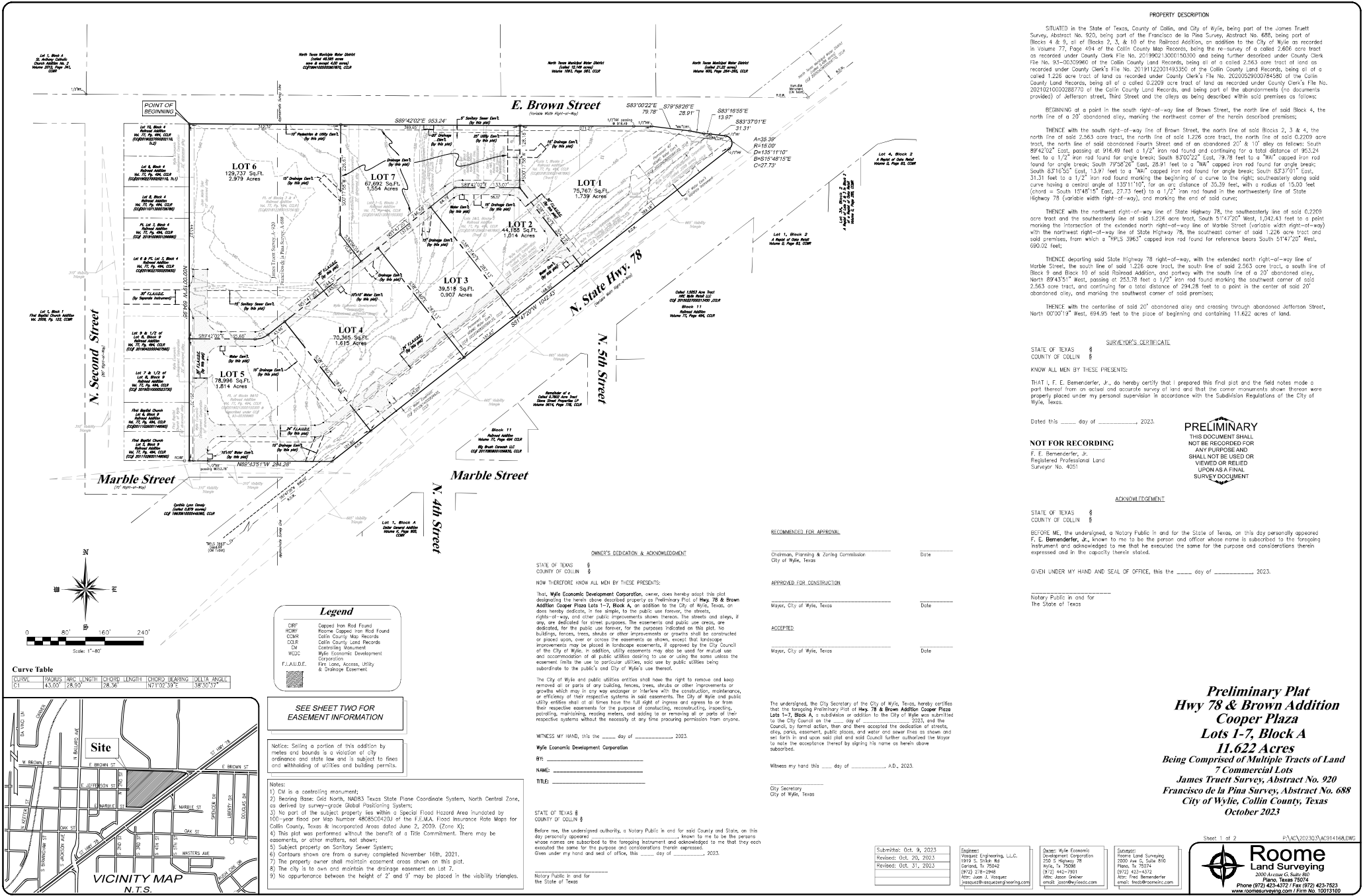
The applicant has submitted a Preliminary Plat to establish Lots 1-7, Block A of Hwy 78 & Brown Addition on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street. The property is zoned within the Cooper Plaza Planned development Ordinance 2023-02.

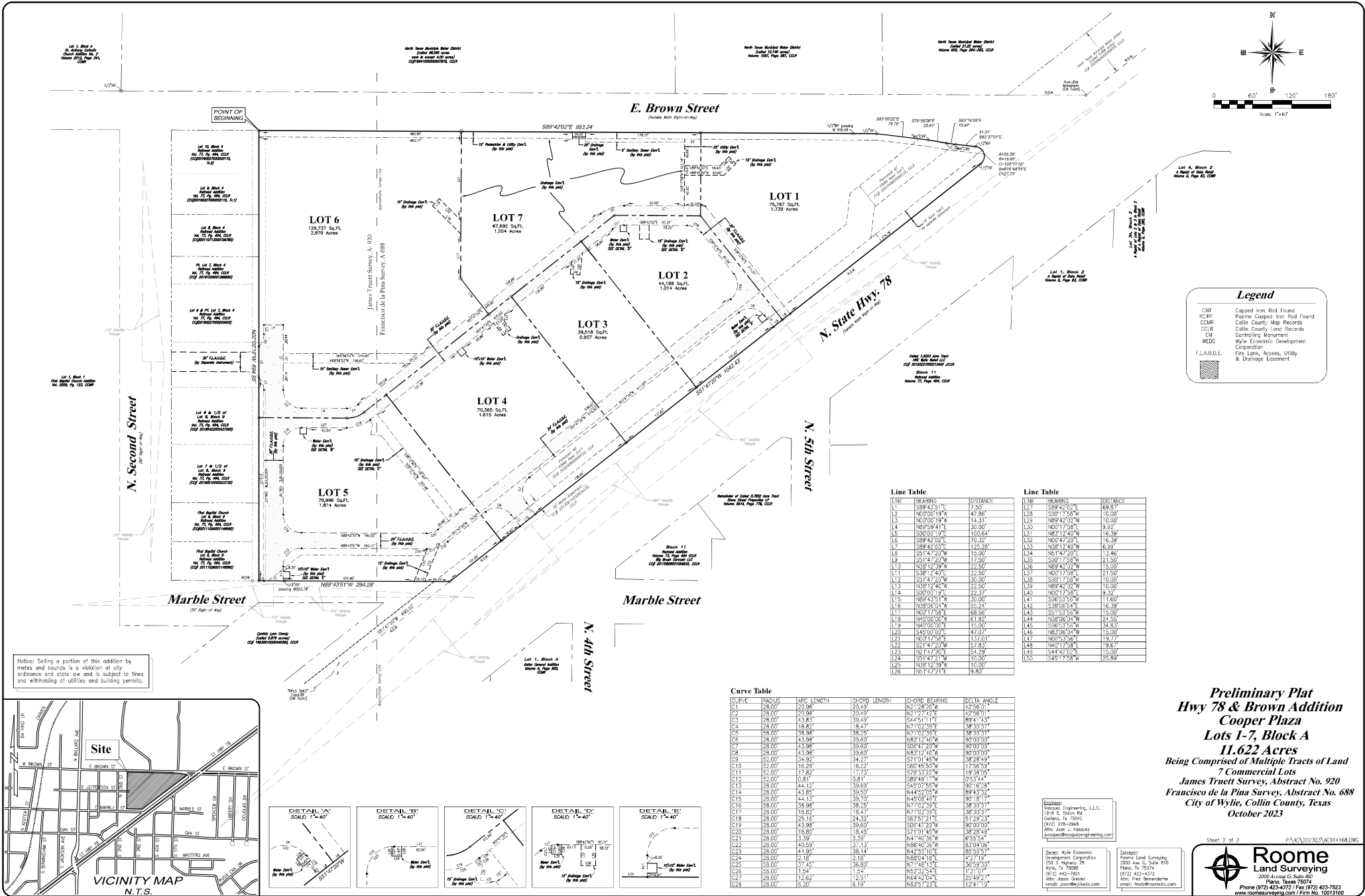
The purpose of the preliminary plat is to create six commercial lots and one open space lot with the dedication of access and utility easements. The open space lot contains a retention pond (owned and maintained by the City, and a food truck park, walking trail, and public space (owned and maintained by the EDC). The final plat is also on the agenda to serve as a conveyance plat and allow for the sale of the individual lots. Site plan and Amended plats shall be required prior to construction on the individual lots.

The plat provides access to State Highway 78, Marble Street and North Second Street. Lot 7 shall be owned and maintained by the City and is the location of a proposed retention pond.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





Preliminary Plat
Hwy 78 & Brown Addition
Copper Plaza
Lots 1-7, Block A
11.622 Acres
Being Comprised of Multiple Tracts of Land
7 Commercial Lots
James Truett Survey, Abstract No. 920
Francisco de la Pina Survey, Abstract No. 688
City of Wylie, Collin County, Texas
October 2023

Roome Land Surveying
 2000 Avenue G, Suite 800
 Wylie, Texas 75074
 Phone (972) 423-4372 / Fax (972) 423-7523
www.roome-surveying.com / Firm No. 10013100

Engineer:
 Vincent Engineering, L.L.C.
 1918 S. Shook Rd.
 Garland, TX 75042
 (972) 278-2948
 Attn: Jason A. Vincent
jason@vincentengineering.com

Owner: Wyle Economic Development Corporation
 559 S. Highway 78
 Wylie, TX 75086
 (972) 423-7593
 Attn: Jason Greiner
jason@wyle.com

Surveyor: Roome Land Surveying
 2000 Ave. G, Suite 800
 Wylie, TX 75074
 (972) 423-4372
 Attn: Fred Bendermacher
fred@roome.com



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Hwy 78 & Brown Addition, Lots 1-7, Block A, creating six commercial lots and one open space lot on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Roome Land Surveying

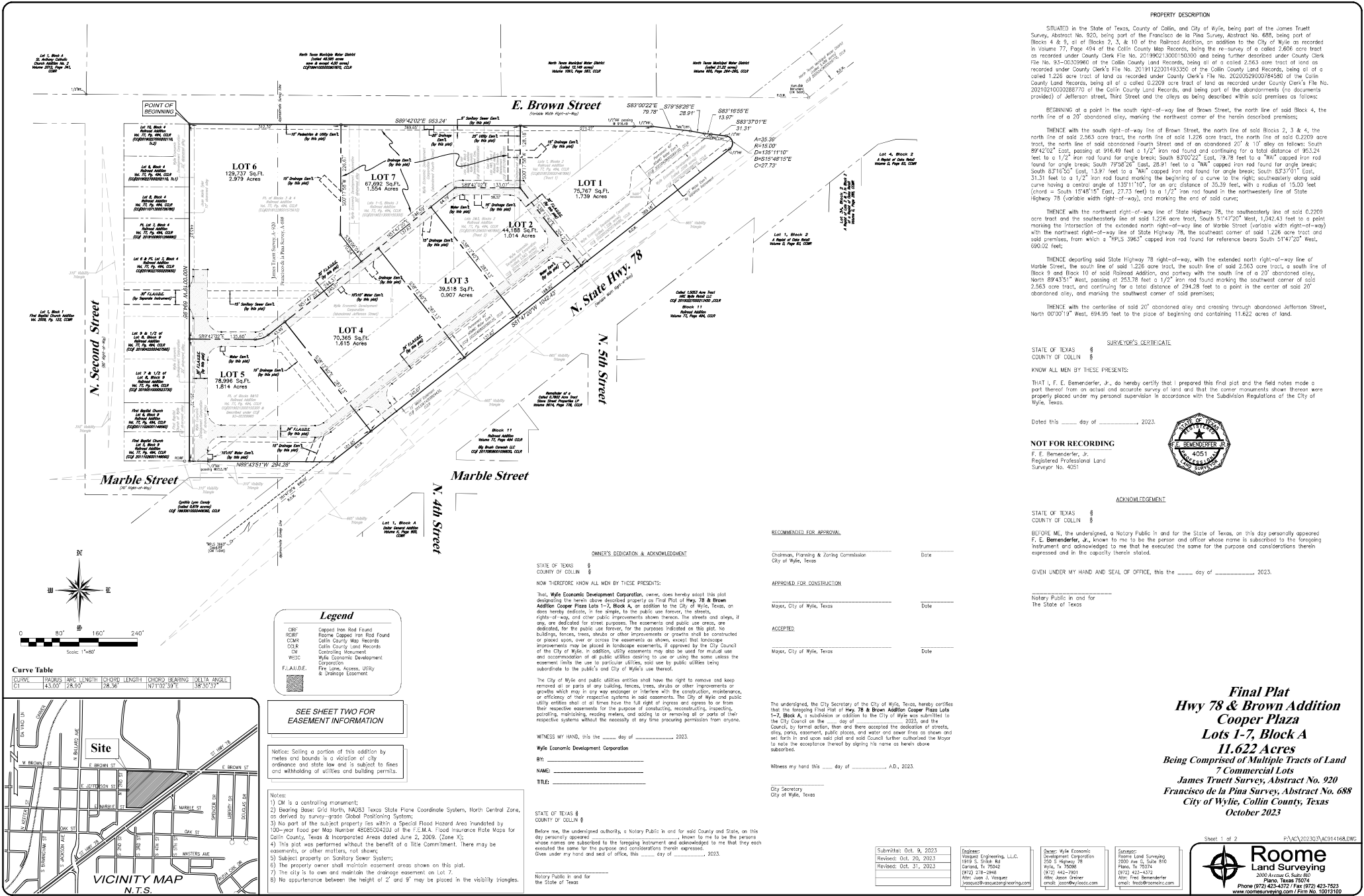
The applicant has submitted a Final Plat to create Lots 1-7, Block A of Hwy 78 & Brown Addition on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street. The property is zoned within the Cooper Plaza Planned development Ordinance 2023-02.

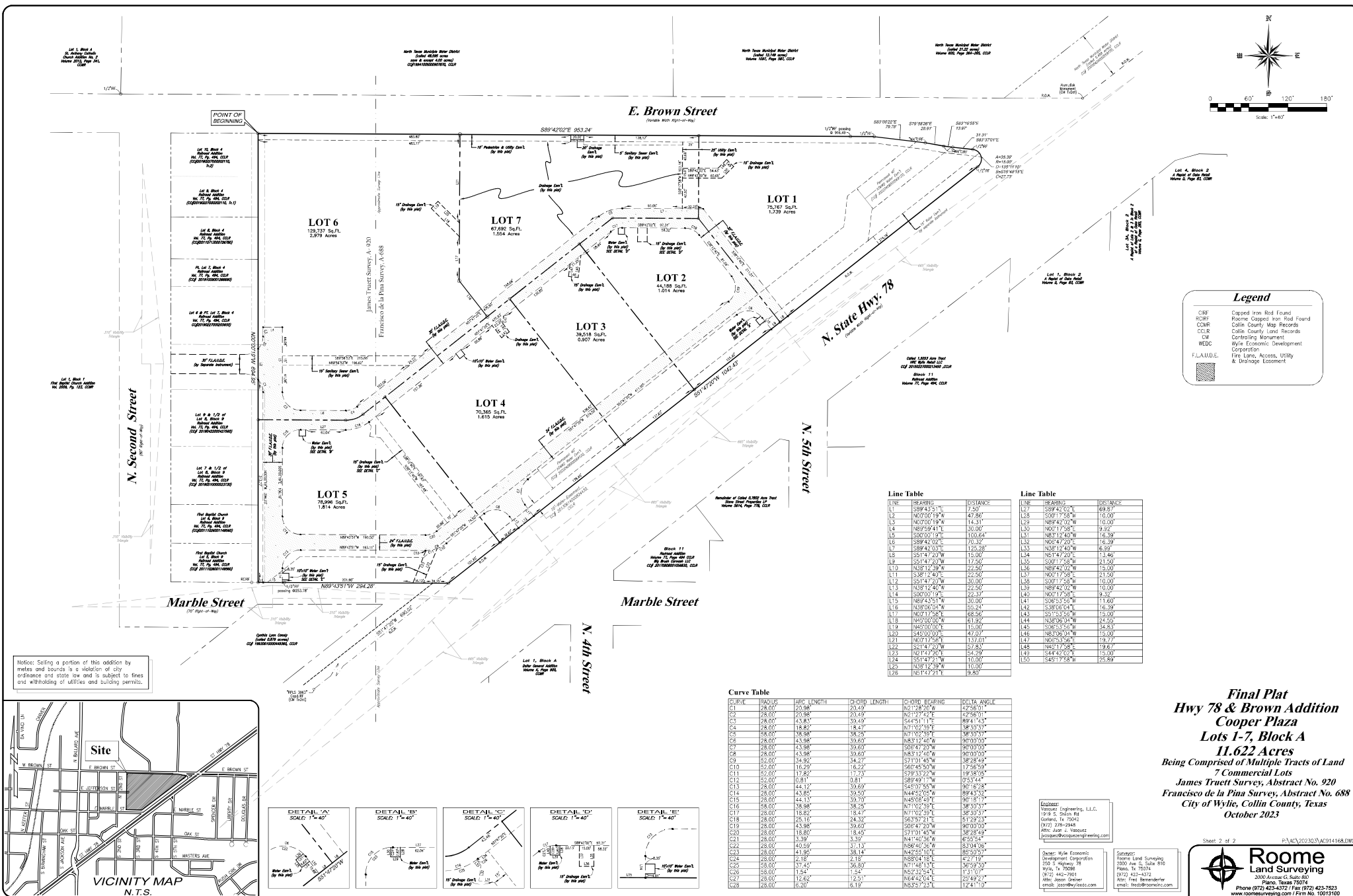
The purpose of the Final plat is to serve as a conveyance plat and allow for the sale of the individual lots. The plat also dedicates access and utility easements. The preliminary plat is also on the agenda. Site plan and Amended plats shall be required prior to construction on any of the individual lots.

The plat provides access to State Highway 78, Marble Street and North Second Street. Lot 7 shall be owned and maintained by the City and is the location of a proposed retention pond.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.







Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: E

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Texas Collision Addition Lot 1, Block A, establishing one commercial lot on 1.985 acres, located at 401 S Westgate Way.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Lmb Realty LLC

APPLICANT: Odyssey Services Group

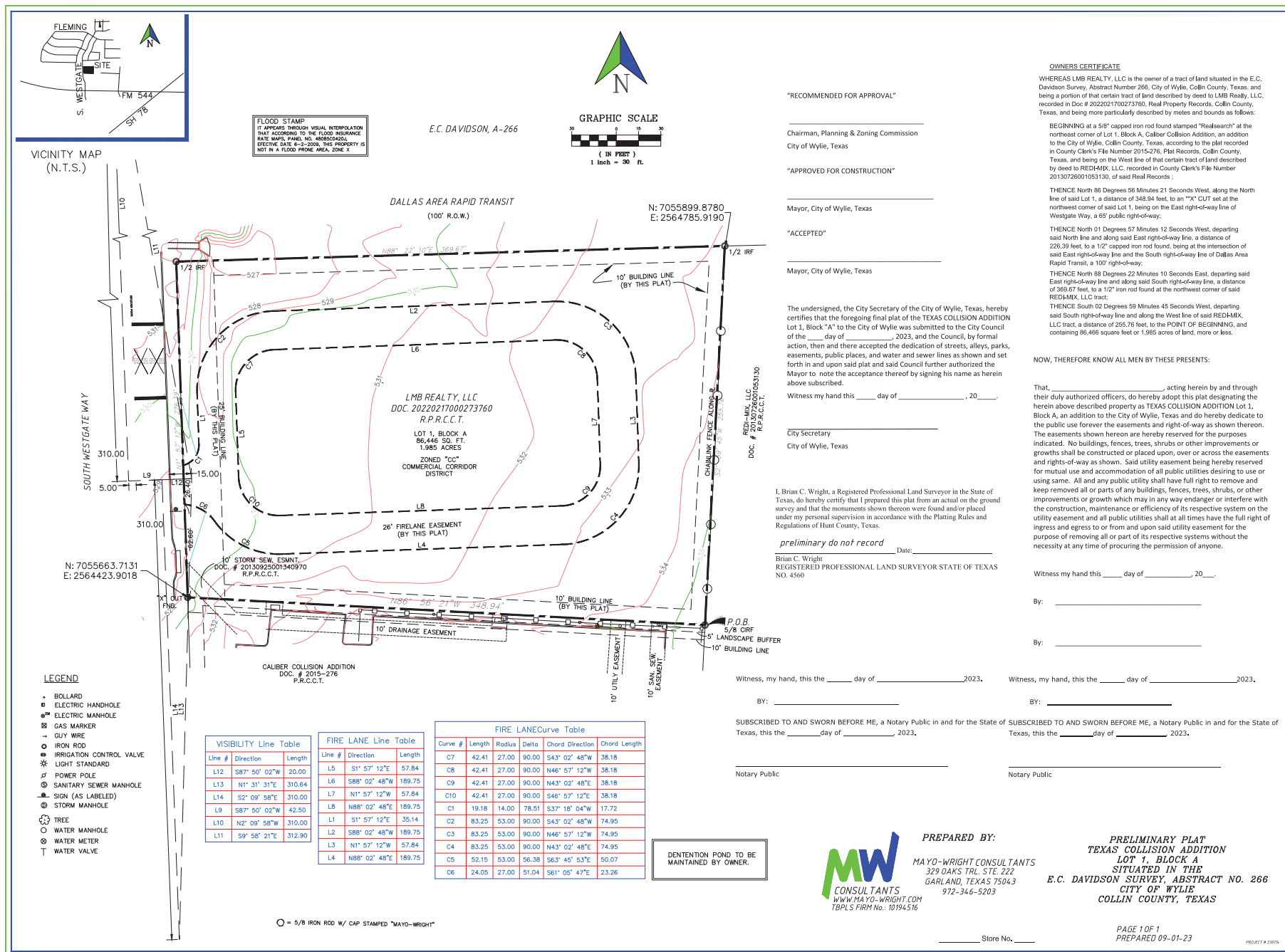
The applicant has submitted a Preliminary Plat to establish Lots 1, Block A of Texas Collision Addition on 1.985 acres, located at 401 S Westgate Way. The property is zoned Commercial Corridor with a Special Use Permit for a Automotive Repair, Major Use (Ordinance 2023-46).

The purpose of the preliminary plat is to create one commercial lot and dedicate fire lane easements for the development. The site plan for the development is also on this agenda.

The plat provides access to Westgate Way via a 26' wide fire lane.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Texas Collision Addition for the development of an automobile repair major use on 1.985 acres, located at 401 S Westgate Way.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Lmb Realty LLC

APPLICANT: Odyssey Services Group

The applicant is proposing to develop a 16,600 sq.ft. automobile repair major structure on 1.985 acres located on Lot 1 Block A of Texas Collision Addition. The property is located at 401 S Westgate and is zoned Commercial Corridor with a Special Use Permit for an Automotive Repair, Major Use(Ordinance 2023-46) to allow for the proposed use.

The site plan generally matches the presented plan of the Zoning Exhibit.

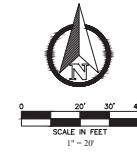
The site is providing 21% landscaping with trees planted along the street frontage and north side of the development as required by the Special Use Permit conditions. An 8' tall wooden board on board fence shall also be installed along the northern boundary to screen the outside storage of vehicles from the adjacent residential neighborhood located across from the railroad tracks to the north.

The development is to be accessed by a 26' fire lane that loops around the main structure with access from Westgate Way. The development provides 67 parking spaces. 12 of the parking spaces including 2 ADA spaces are available along the front of the building. The remaining parking spaces are located behind an 8' tall sliding gate and are to be used for the outside storage of vehicles and for parking relief to customers when needed.

The structure's exterior material consists of limestone, brick, stone and metal panels. The entrances of the main structure are emphasized with a vehicle canopy.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



EXISTING LEGEND

- BOLLARD
- ELECTRIC HANDHOLE
- ⊗ ELECTRIC MANHOLE
- ⊗ GAS MARKER
- GUY WIRE
- IRON ROD
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ LIGHT STANDARD
- ⊗ POWER POLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ SIGN (AS LABELED)
- ⊗ STORM MANHOLE
- TREE
- ⊗ WATER MANHOLE
- ⊗ WATER METER
- ⊗ WATER VALVE

GENERAL SITE NOTES

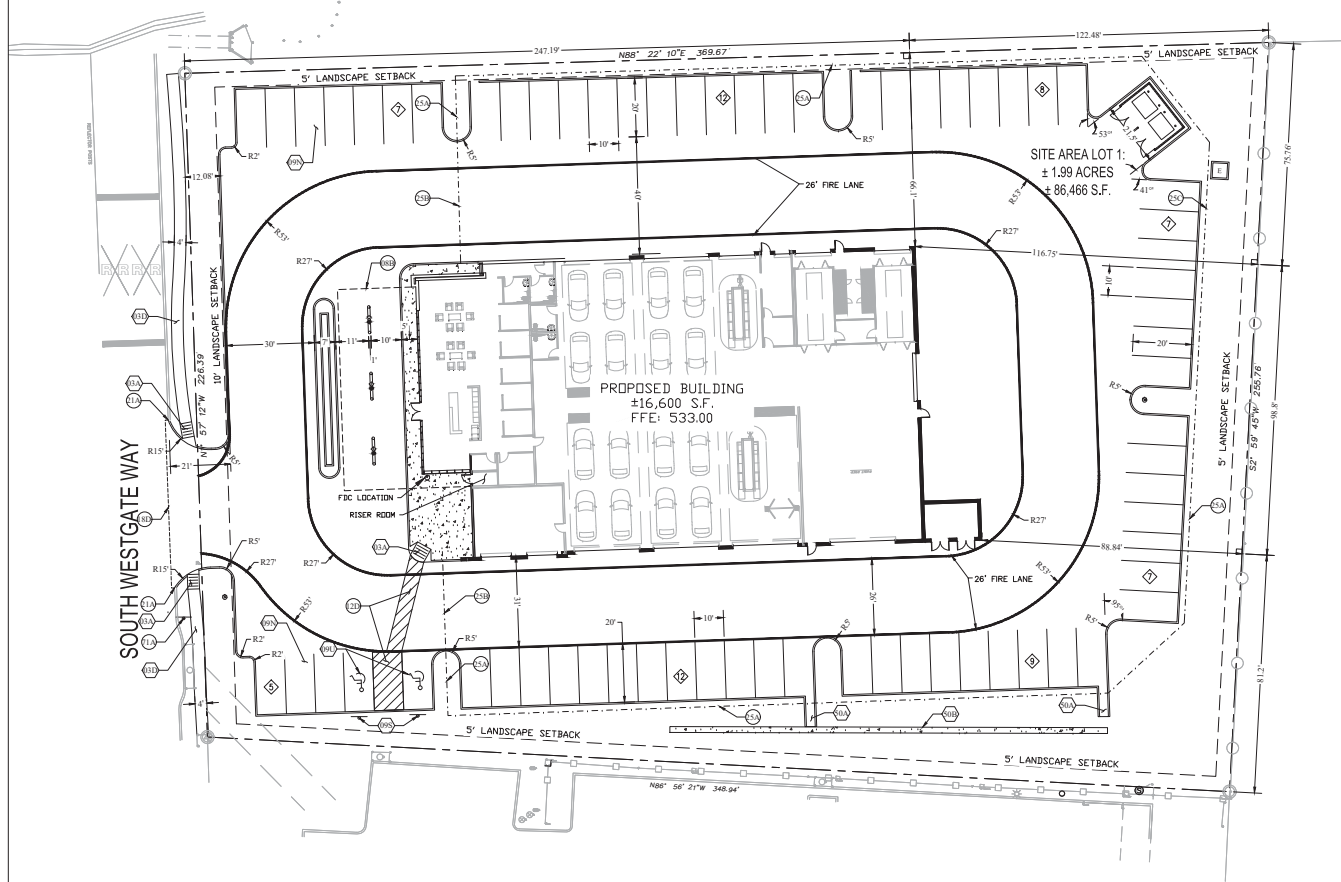
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08C & 08E OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09N.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E. ALL ACCESSIBLE PARKING STALLS HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE NOTES

- 02B TRANSFORMER PAD (PER ELIC, CO. AND/OR ARCH. PLANS).
- 08B OVERHEAD CANOPY - (TYP. PER ARCH. PLANS).
- 12D 4 INCH WIDE PAINTED BLUE STRIPES 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 21A TAPER CURB TO MATCH EXISTING CURB.
- 25A 8" WOODEN BOARD ON BOARD SCREENING FENCE(2' FROM BACK OF CURB FOR OVERHANG)
- 25B 8" WOODEN BOARD ON BOARD SLIDING GATE
- 25C 8" WOODEN BOARD ON BOARD MANGATE
- 71A RELOCATED SPEED LIMIT SIGN (PER CITY OF WYLIE STANDARDS)

SITE DETAILS

- 01A WHEEL CHAIR RAMP IN SIDEWALK (PER TxDOT)
- 03D CONCRETE SIDEWALK (PER CITY OF WYLIE)
- 09N 90 DEGREE PARKING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 09U ACCESSIBLE PARKING SYMBOL
- 50A CONCRETE FLEMI
- 50B CONCRETE TRICKLE CHANNEL



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
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| | | |

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| | |
|------------------|------------------------|
| PROJECT NAME | TEXAS COLLISION CENTER |
| PROJECT NUMBER | 23001 |
| PROJECT MANAGER | MARKUS LIRA |
| PROJECT DESIGNER | COBY MOORE |
| PROJECT NUMBER | 23001 |

TEXAS COLLISION CENTER
SOUTH WESTGATE WAY
WYLIE, TX

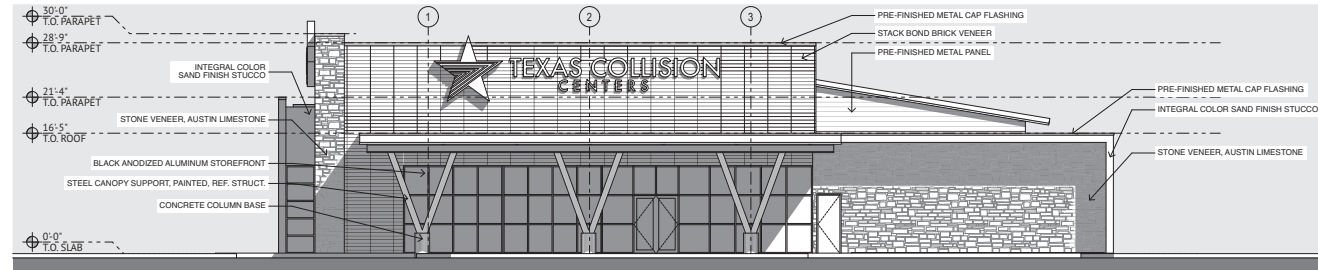
SITE PLAN

C2.0

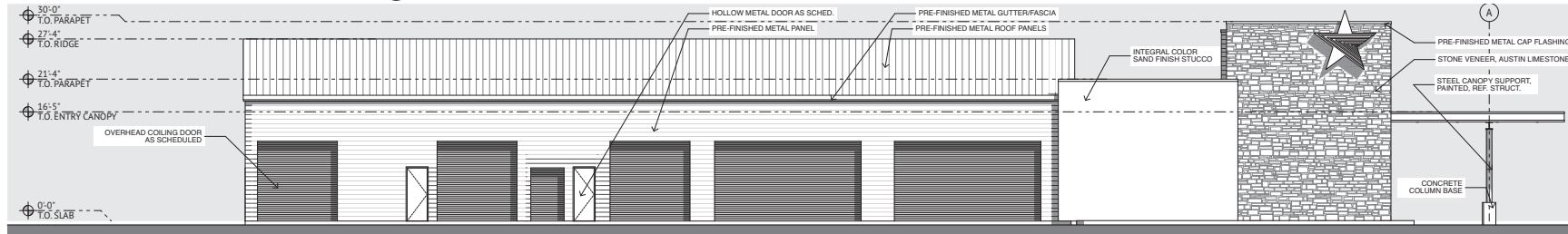


ISSUE DATE: 6.2.23

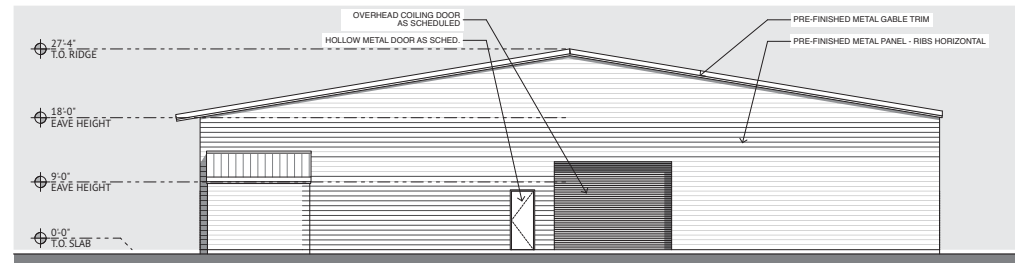
SHELTON ARCHITECTURE-DALLAS
4325 POMONA RD.
DALLAS, TX 75209
214-934-9791
lindsay@sheltonarchitecture.com



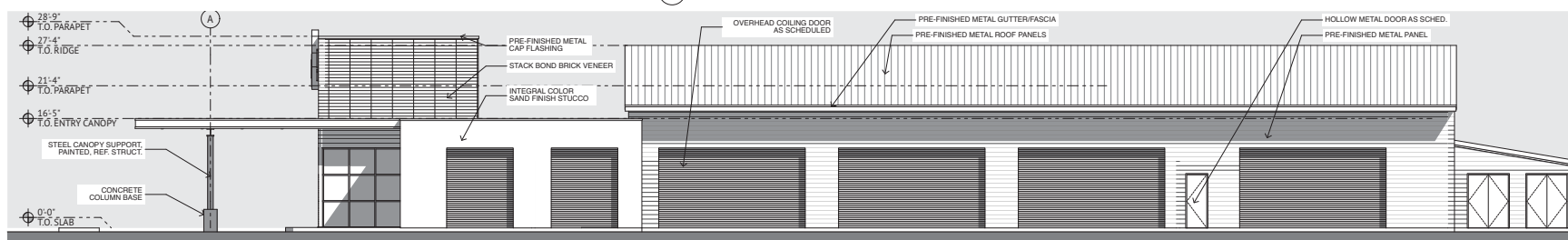
1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

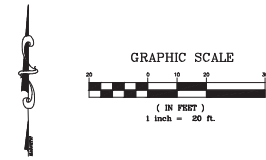


3 EAST ELEVATION
SCALE 1/8" = 1'-0"



4 WALL SECTION
SCALE 1/8" = 1'-0"












EXTERIOR ELEVATIONS (1)



CITY REQUIREMENTS:

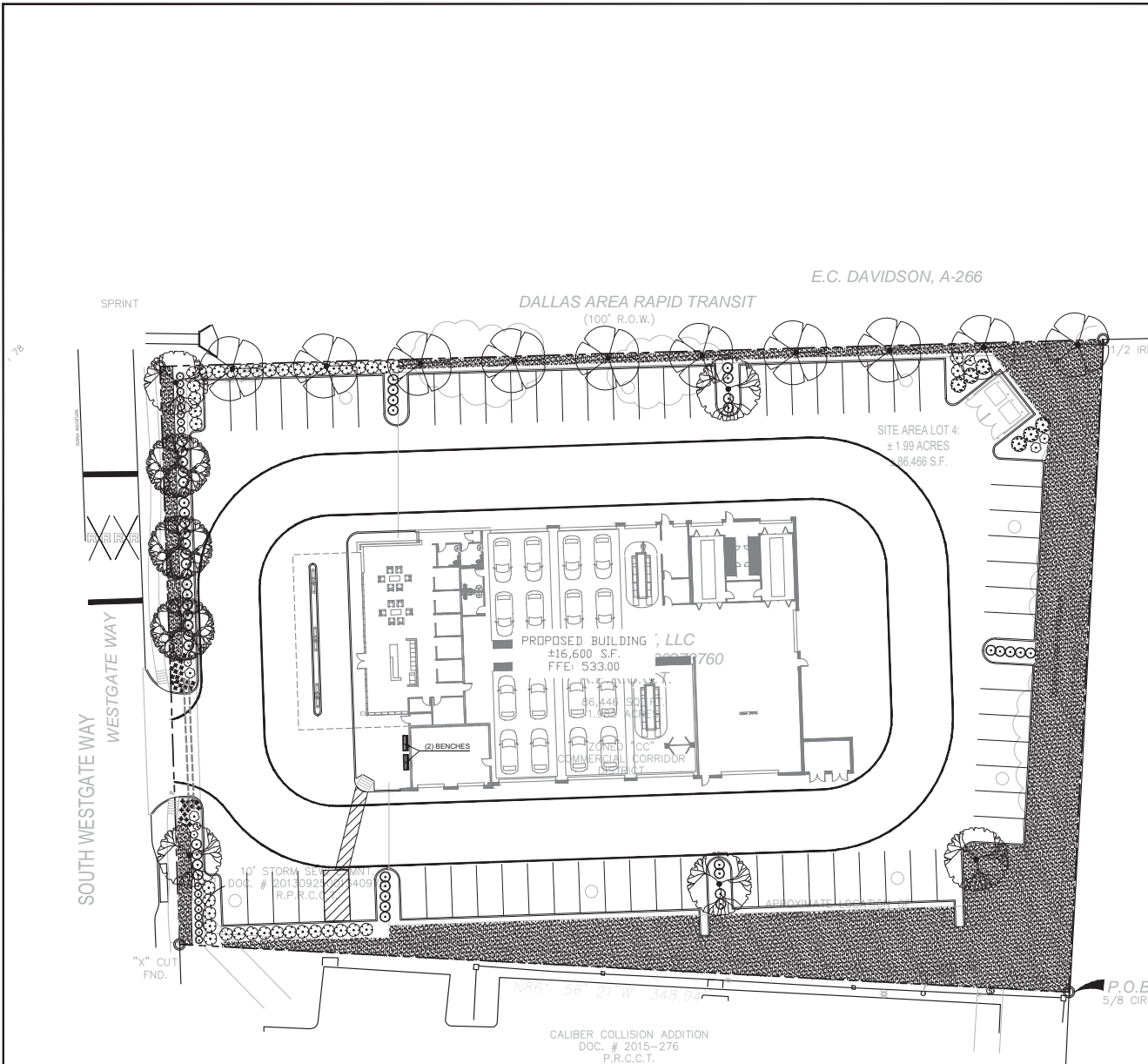
| | | REQ | PROV |
|---------------------------------|---|----------------------|--|
| LANDSCAPING IN REQUIRED YARDS | AT LEAST 20% OF SITE SHALL BE LANDSCAPED IN NS, CR, C, & BG DISTRICTS. 86,448 SF X 20% = 17,290 SF | 17,290 SF | 18,045SF |
| | LANDSCAPING IS REQUIRED IN THE FRONT YARD. | | |
| | LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL. | | N/A |
| DESIRABLE | (EACH DEVELOPMENT MUST SELECT 4) 1. LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10% 2. LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED. 3. LANDSCAPING 10% OR MORE OF TOTAL LOT SURFACE 4. PARKING LOTS WITH NO SPACE FURTHER THAN 4 FEET FROM A LANDSCAPED AREA 5. LANDSCAPED W/VEGETATION CONNECTION TO MAIN ENTRANCE 6. USE OF ROCK WALLS OR OTHER NATURAL FEATURES 7. INCREASE IN MINIMUM MUD OF LANDSCAPE BUFFER BY 20% 8. PROVISION OF SPECIAL, BENCHES, LANDSCAPE LIGHTING OTHER STREETSCAPE ELEMENTS | | N/A N/A N/A N/A N/A N/A N/A N/A |
| LANDSCAPING OF PARKING LOTS | SITE PLAN REQUIREMENT MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPED AREA AT 30' SPACING NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE PARKING ROWS 13 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLAND AT END. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES. | 3,350 SF | 4,470 SF |
| VISUAL SCREENING | REQUIRED SCREENING IN STREET AT LEAST 5' WIDE PLANTS AT 9 FEET WHEN VIEWED FROM STREET, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA. | | |
| LANDSCAPING OF STREET FRONTAGES | AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER. AT LEAST 10' WIDE (1805 SF X 108 SF) 220LF - 40' OF DRIVE / 40' BUFFER = 8800 SF REQUIRED TREES AT LEAST 7' TALL AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERMITTER WHEN ADJACENT TO THOROUGHFARE. | 628 SF 50% 50% | 1,055 SF 50% 50% |

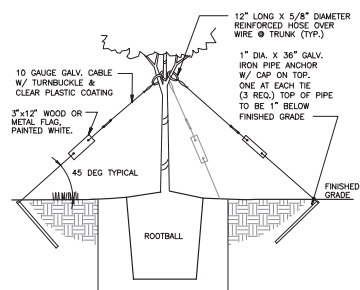
PLANT SCHEDULE SITE

| <u>TERRELS</u> | <u>QTY</u> | <u>COMMON / BOTANICAL NAME</u> | <u>CNT</u> | <u>CALL</u> | <u>SIZE</u> |
|---|------------|--|------------|----------------|-------------|
|  | 10 | Mexican Syzygium / <i>Platanus mexicana</i> | B 4 B | 3°Ca | 10-12" H |
|  | 3 | Southern Live Oak / <i>Quercus virginica</i> | B 4 B | 3°Ca | 10-12" H |
|  | 5 | Albizia Lacedbark Elm / <i>Ulmus parvifolia</i> 'Albiz' | B 4 B | 3°Ca | 10-12" H |
| <u>SHRUBS</u> | <u>QTY</u> | <u>COMMON / BOTANICAL NAME</u> | <u>CNT</u> | <u>MAIL HT</u> | |
|  | 5 | Rosa Yucca / <i>Hesperaloe parviflora</i> | 5 gpl | | |
|  | 40 | Barford Holly - screen / <i>Ilex cornuta</i> 'Barfordii' | 5 gpl | | |
|  | 47 | Green Cloud Texas Ranger - screen / <i>Leucophyllum texanum</i> 'Green Cloud TM' | 5 gpl | | |
|  | 32 | Dwarf Wax Myrtle - screen / <i>Myrica caroliniana</i> 'Pamela' | 5 gpl | | |
|  | 32 | Mexican Feather Grass / <i>Neeselia tenuissima</i> | 5 gpl | | |
|  | 16 | Autumn Sage / <i>Salvia greggii</i> | 5 gpl | | |
|  | 4 | Bumold Sprays / <i>Sprays</i> = <i>bomolda</i> | 5 gpl | | |
| <u>GROUND COVERS</u> | <u>QTY</u> | <u>COMMON / BOTANICAL NAME</u> | <u>CNT</u> | | |
|  | 13.53 sf | T4 419 Bermuda Grass / <i>Cynodon dactylon</i> 'T4 419' | | soil | |

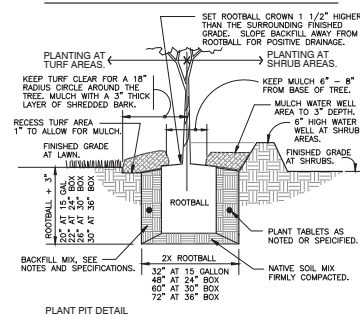
GENERAL LANDSCAPE NOTES

- [illegible]





STAKING DETAIL

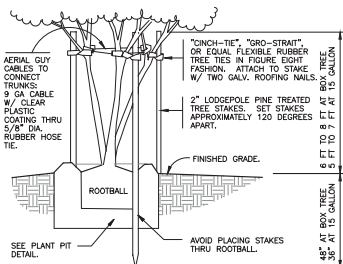


PLANT PIT DETAIL

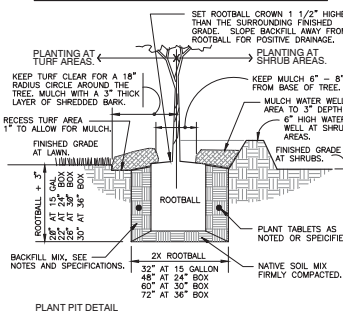
1 TREE GUY WIRE PLANTING

1" = 1'-0"

FX-PL-FX-TREE-17



STAKING DETAIL

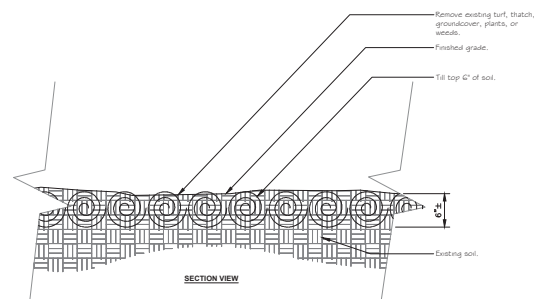


PLANT PIT DETAIL

2 TREE PLANTING MULTI-STAKE

1" = 1'-0"

FX-PL-FX-TREE-15

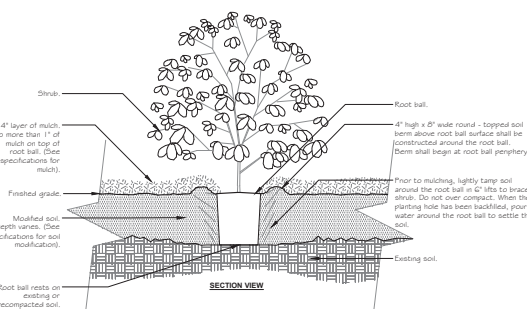


Notes:
1- See planting soil specifications for additional requirements.

3 EXISTING SOIL - MINOR MODIFICATION

3/4" = 1'-0"

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FX-PL-FX-SOIL-13



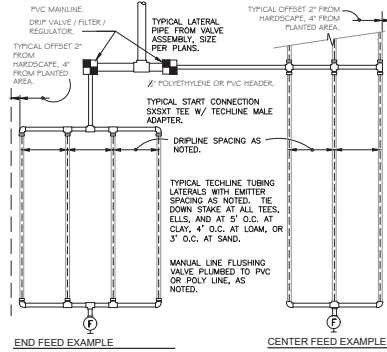
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

4 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

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FX-PL-FX-SHRUB-03




TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

| DRIPPER SPACING | 12" | | | | | 18" | | | | | 24" | | | | |
|-------------------------------|------|-----|-----|-----|-----|------|-----|-----|-----|-----|------|-----|-----|-----|--|
| | 0.26 | 0.4 | 0.6 | 0.9 | 0.9 | 0.26 | 0.4 | 0.6 | 0.9 | 0.9 | 0.26 | 0.4 | 0.6 | 0.9 | |
| DRIPPER FLOW RATE (GPH) | 15 | 127 | 109 | 86 | 65 | 177 | 151 | 120 | 91 | 152 | 116 | 35 | 539 | 409 | |
| DRIPPER FLOW RATE (GPM) | 25 | 427 | 325 | 256 | 194 | 604 | 459 | 361 | 274 | 458 | 348 | 35 | 539 | 409 | |
| TECHLINE CV FLOW PER 100 FEET | 45 | 618 | 469 | 369 | 280 | 877 | 664 | 523 | 397 | 666 | 506 | 45 | 618 | 469 | |

TECHLINE CV FLOW PER 100 FEET


| DRIPPER SPACING | 0.26 GPH DRIPPER | | 0.4 GPH DRIPPER | | 0.6 GPH DRIPPER | | 0.9 GPH DRIPPER | |
|-----------------|------------------|------|-----------------|------|-----------------|------|-----------------|------|
| | GPH | GPM | GPH | GPM | GPH | GPM | GPH | GPM |
| 12" | 26.40 | 0.44 | 40.00 | 0.67 | 61.00 | 1.02 | 92.00 | 1.53 |
| 18" | 17.58 | 0.29 | 26.67 | 0.44 | 41.00 | 0.68 | 61.00 | 1.02 |
| 24" | N/A | N/A | N/A | N/A | 31.00 | 0.51 | 48.00 | 0.77 |



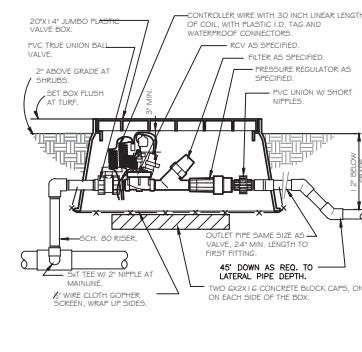
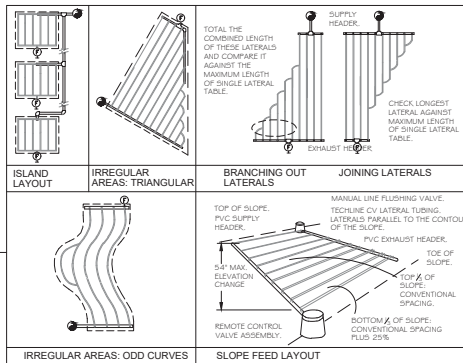
WATER SOURCE: DRIP VALVE OR LATERAL FROM VALVE.

TYPICAL TECHLINE DRIPPER LINE TUBING

TYPICAL PVC OR POLY SUPPLY OR EXHAUST HEADERS.



MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY.



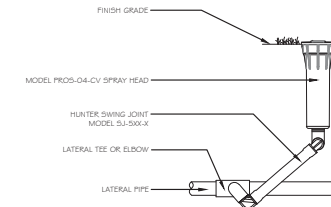
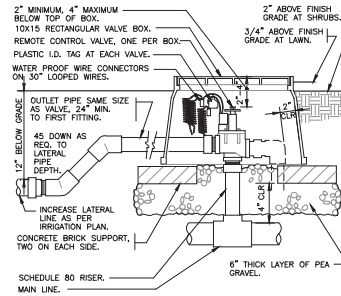
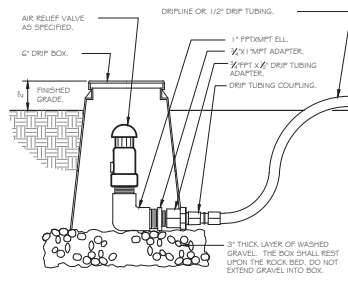
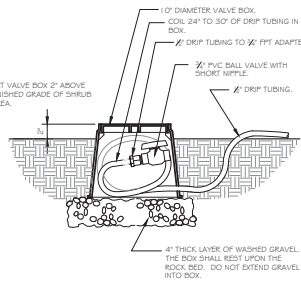
1 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS
3" = 1'-0"

FX-IR-NETA-DRIP-13

2 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"

FX-IR-FX-DRIP-12

Hunter®



3 DRIP FLUSH VALVE
1 1/2" = 1'-0"

FX-IR-FX-DRIP-03

4 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0"

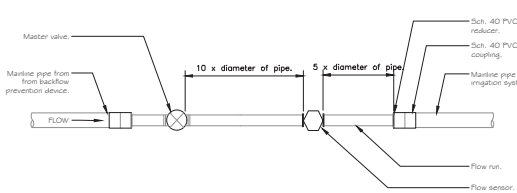
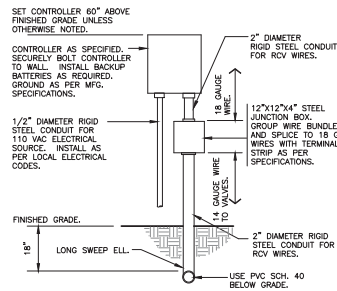
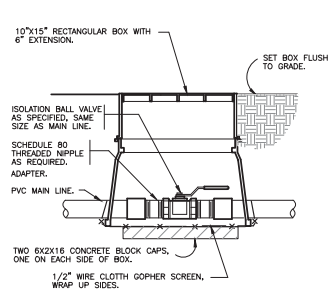
FX-IR-FX-DRIP-05

5 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"

FX-IR-FX-RCV-04

6 PROS-04-CV SPRAY HEAD WITH SJ-5XX-X
3" = 1'-0"

FX-IR-MUNT-SPRA-23



- Notes:**
1. Flow sensor shall be of make and model as recommended by the controller manufacturer.
 2. Flow sensor wire shall be per manufacturer's specifications.
 3. Master valve wire shall be direct burial 14 AWG wire (or larger). Color: black.
 4. All wire runs shall be continuous without any splices.
 5. See master valve detail and flow sensor detail for further information.
 6. Flow run pipe shall be reduced down one (1) pipe size as indicated.
- Example:**
- 3" mainline = 2-1/2" flow run
 - 2-1/2" mainline = 2" flow run
 - 2" mainline = 1-1/2" flow run

7 BRASS BALL ISOLATION VALVE
1 1/2" = 1'-0"

328400C-33-02

8 WALL MOUNT CONTROLLER
1" = 1'-0"

FX-IR-FX-CONT-08

1-X MASTER VALVE AND FLOW SENSOR LAYOUT
1 1/2" = 1'-0"

FX-IR-FX-MAST-57

SHEET
L2.0
IRRIGATION
DETAILS

ISSUE REVISION RECORD



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WYLIE, TX

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G. I. Joseph Vaughn
460 Cloud View Ct
Prosper, TX 75076
t 972-827-5677

